

City of Council Bluffs, Iowa
Residential Plans Review Guide

as based from the 2003 edition of the International Residential Code – Section R106

When there is an application for a residential building permit, the plans submitted for review are to include but are not limited to the following information as applicable:

PROJECT <ul style="list-style-type: none">○ owner's name and contact info○ project address○ legal description for new site SITE <ul style="list-style-type: none">○ plot plan with North arrow○ property lines○ utilities – sewer lateral and water service proposed○ right-of-way and easements○ street names○ dimensions from buildings to property lines○ sidewalk○ driveway and approach (include pavement thickness) BUILDING PLANS <ul style="list-style-type: none">○ number and label plan sheets and details○ label appropriate floor levels - basement through roof○ north arrow○ dimensions wall to wall – vertical & horizontal○ differentiate existing and proposed○ location and sizes of doors and windows○ location of electrical panel○ location of furnace and hot water heater○ location of attic access○ location of sump pit○ location of plumbing fixtures○ location of smoke detectors○ location of stairs ELEVATIONS <ul style="list-style-type: none">○ exterior elevations○ note existing and proposed if applicable○ components and/or materials○ dimensions	SECTIONS <ul style="list-style-type: none">○ wall section with building components labeled○ dimensions and labeling○ stair section with rise/run – guardrails and/or handrails STRUCTURAL <ul style="list-style-type: none">○ floor framing – truss detail & layout○ roof framing – truss detail & layout○ truss manufacturer's project specific drawings○ bracing○ headers○ sheer walls FOOTING/FOUNDATION <ul style="list-style-type: none">○ reinforcement steel – sizes - chairs○ section - dimensions○ depths below grade○ foundation drain DETAILS <ul style="list-style-type: none">○ any non-typical construction○ special conditions if needed FLOOD PLAIN <ul style="list-style-type: none">○ declare IF applicable DECK <ul style="list-style-type: none">○ attachment brackets and hardware○ wood species○ dimensions - spans CONTRACTORS <ul style="list-style-type: none">○ General and contact info○ Plumbing/Utility/Mechanical○ Electrical
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